

W. T. PLANNING BOARD MEETING, MAY 7, 2007, 7:30 P.M.

PRESENT: David Douglas, Ginny Jones, Susan Silva, Mark Yale, Erik Hammarlund

ABSENT: Leah Smith

ALSO PRESENT FOR ALL OR PART OF THE MEETING: Monte Bizzarro, Glenn Provost, Richard Andre, Simone DeSorcy

CORRESPONDENCE

In: Paul Adler re. zoning

Monte Bizzarro re. amendment to site plan approval

MINUTES

Minutes of the April 2 and April 23 meetings were approved as written.

NEW BUSINESS

Monte Bizzarro, Request for Amendment to Site Plan Approval: Monte Bizzarro stated that he would like permission to park an additional refuse truck on his property in the LI district, for a total of five refuse trucks and one dump truck. He said he has been maintaining the road, and that a residential neighbor had “inspired” him to fence in the entire property. He said that the trucks leave in the morning and don’t return to the site until the end of the day. The extra truck he is requesting would be the back up truck. Mark said he had been on the road recently and it was in good condition. He asked if there had been any complaints. Simone said that a couple of people had contacted the office, unaware that this lot was in the light industrial district and that this was a permitted use. David asked whether there was enough room to accommodate another truck; Monte Bizzarro said there was plenty. Mark made a motion to approve one additional refuse truck to park on the site. Susan seconded the motion; all in favor.

Glenn Provost for Richard Andre, Site Plan Review: Glenn Provost said that this 9.5-acre lot on Old County Road had been divided in October 2006, but the Form A plan had never been recorded as the Andres hope to keep both lots. Glenn Provost showed a plan for a house over 3,000 sq. ft. that will be set 970 feet back from Old County Road, and 225 feet from the rear lot line. David asked whether the house will be seen from the house; Richard Andre said “no.” He said one peak of the house would be 30 feet, the rest lower. He said the house would have a footprint of 5,000 sq. ft., and a 1,000 sq. ft. garage with 800 sq. ft. of living space above.

David said the Board knew this was a flat site, and still relatively wooded even after the cutting that has been done. He asked whether a site visit was necessary. Mark said he did not have any issues that a site visit would solve. Ginny urged him to use native plantings, and to minimize outdoor lighting. Richard Andre said he will be applying for a wind turbine on the site; his aim is to use no fossil fuels. He will incorporate lots of solar panels. Ginny said it sounded like a “carbon neutral” proposal. Susan made a motion to approve the site plan without a visit; Ginny seconded the motion. All in favor.

Byways Committee: David read aloud a letter from Ann Bassett requesting that the Byways Committee be reinstated. Board members directed Simone to advertise in the paper for interested members.

Pennington Residence, Site Plan Review: Board members reviewed plans for an over 3,000 sq. ft. house proposed for Map 35, Lot 6.2, 32 Plum Bush Point. David said he would like to see its corners staked, but a ridge pole was not necessary. Mark wondered whether it would require Con Com review since it is so close to wetlands. David said other towns require buildings this close to wetlands to be built on stilts.

Energy DCPC: Kate Warner requested that the Selectmen appoint a member of the Planning Board to the Energy DCPC Study Committee. David and Mark said they were both interested in the topic, but did not have the time to commit to one more committee.

Old Look House, Change of Driveway Location: Board members agreed that the proposed new driveway location for the house on State Road near the Chilmark line was an improvement. Mark made a motion to approve the change; all in favor.

Access to Affordable Lots on Great Plains Road: Mark explained that the developer of Great Plains subdivision wants to charge each affordable lot \$10,000 to be able to use the road. Board members reviewed some documents from the subdivision file. David said that the developers retained the rights to the road, as is often done, and the Planning Board required that they build the road and create a road association. The approved road association agreement gives residents an easement over the road. David said the legal right to charge lots to use the access road is not a Planning Board issue. The Town has a policy of not accepting any new roads.

OLD BUSINESS

Boyle/Roberts Single-Family Residence, 97 Longview Road, Site Plan Review: Last week, Board members visited the site of this over-3,000 sq. ft. single-family residence. The house will have geothermal power. The previous house on the site has been demolished, and the new house will be at the same location with a slightly smaller footprint. Mark wondered whether the Board should be concerned because this house is sited on the top of a hill. David said because the proposed house replaces one at exactly the same location, he did not have an issue with its placement. Susan made a motion to approve the site plan; Mark seconded it. All in favor.

The meeting was adjourned at 9:40 p.m.

Respectfully submitted,
Simone DeSorcy, assistant

Approved 5/21/07